

JOHN W. MCAVOY
of Sidney, County of Kennebec and State of Maine,
(being ~~considered~~), for consideration paid,
grants to CLAUDIA L. DIONNE

BK 4762 PG 126

214009109

42-108

of Waterville, County of Kennebec and State of Maine,
with Warranty Covenants, the land in Waterville, Kennebec
County, State of Maine,

TRANSFER
TAX
PAID

023792

as described in a deed to the herein grantor and recorded in the Kennebec County Registry of Deeds
in Book 3422, Page 45, being further bounded and described as follows:

"Certain lots or parcels of land situated in said Waterville and being Lots No. 52 and 53 on Plan of
Rosemar Park as amended, made for L.N. Violette Co., Inc. April 1951, recorded in the Kennebec
County Registry of Deeds to which plan reference is hereby made for a more particular description,
and being a part of the same premises conveyed to Lorraine V. McAleer and Louis N. Violette as
Trustees under Deed of Trust from Robert J. Violette, et als, dated December 26, 1957, recorded in
said Registry of Deeds in Book 1102, Page 256. This conveyance is made upon the express
conditions an subject to the following restrictions:

1. That no building or any part of a building, including porches, shall ever be erected or allowed to
stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of
either the east or west boundary lines;
2. That no residences for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles,
machines, junk or salvage material of any kind;
5. That no separate garage shall be build thereon larger than twenty (20) feet by twenty (20) feet,
two car and that the front of said garage shall not be nearer to Violette Avenue than thirty-five
feet;
6. That no building house costing less than six thousand (\$6,000.00) dollars shall be built thereon."

~~wife of said grantor, joint grantor and release all rights by descent and all other rights~~

Witness my hand and seal this 31st day of August, 19 94
Paula F. Caughey
Paula F. Caughey
John W. McAvoy
John W. McAvoy

State of Maine, County of Kennebec, ss: August
Then personally appeared the above named John W. McAvoy
and acknowledged the foregoing instruments to be his free act and deed.

Before me,

Paula F. Caughey

☐ Justice of the Peace
☐ Attorney at Law

Printed Name: PAULA FLETCHER CAUGHEY Notary Public
NOTARY PUBLIC, MAINE

FORM 1101 - WARRANTY DEED

MY COMMISSION EXPIRES OCTOBER 27 1997



RECEIVED KENNEBEC CO. REGISTRY OF DEEDS
04 SEP - 7 AM '94
ATTEST: *Paula F. Caughey*